



Development Services Staff Information Report

REPORT: DS40-2021

MEETING DATE: September 21, 2021

LOCATION: Virtual/ Council Chambers
24 Church Street West, Elmira

MEETING TIME: 7:00 p.m.

SUBJECT

ZONE CHANGE APPLICATION: ZC 2/2021 – Edgar Reist

DESCRIPTION: GCT Part Lots 79 and 80

LOCATION: 6681 Line 86

OFFICIAL PLAN DESIGNATION: Rural Land Use

PROPOSED ZONE CHANGE: From: Agricultural (A)
To: Agricultural with site-specific provisions

EXPLANATION OF PROPOSAL: The applicant is proposing site-specific zoning provisions to permit the existing uses, being the agricultural equipment sales and service, sale of maple syrup supplies, and bulk maple syrup sales, as Farm Related uses.

LEGAL NOTICES

DATE APPLICATION RECEIVED: July 30, 2021

DATE APPLICATION DEEMED COMPLETE August 5, 2021

**DATE NOTIFICATION CIRCULATED TO ALL
PROPERTY OWNERS AND TENANTS WITHIN
150 METRES OF THE SUBJECT PROPERTY:** August 25, 2021

DATE OF NEWSPAPER NOTICE: August 25, 2021

DATE OF WEBPAGE NOTICE: August 26, 2021

DATE OF PUBLIC MEETING: September 21, 2021

COMMENTS

GSP Group on behalf of Edgar Reist has submitted an application to amend the zoning of the 14.98 hectare (37 acre) property, legally identified as GCT Part Lots 79 and 80, and addressed as 6681 Line 86.

The property is designated Rural Land Use Area in the Township's Official Plan and is zoned Agricultural. The property contains a single detached dwelling, livestock barn, storage shed and a farm related business consisting of agricultural equipment sales and service, sale of maple syrup supplies and bulk maple syrup sales.

The applicant is proposing to amend the Agricultural (A) zoning with site-specific provisions to permit the already existing:

- agricultural equipment sales and service;
- sale of maple syrup supplies; and
- bulk maple syrup sales,

as Farm Related uses on a 0.58 hectare (1.4 acre) portion of the property.

In support of the application the applicant has submitted a Planning Justification Report.

Comments Received

Staff have received comments from Township Building, Development Services Engineering, Region of Waterloo Planning, Grand River Conservation Authority, Waterloo North Hydro and the Waterloo Catholic School Board.

No decision will be made at the Public Meeting. The purpose of the meeting is to present the application in more detail and to solicit comments from the public with respect to the planning application. To date, no written comments have been received from the public.

Staff will prepare a recommendation for Council's consideration once all representations are known and have been considered.

LIST OF ATTACHMENTS

Appendix A – Location Map

Appendix B – Site Plan

PREPARED BY: Jeremy Vink

REVIEWED BY: Jeremy Vink